





9 Walberton Park

A truly exceptional ground floor apartment in a Grade II* listed manor house in the heart of Walberton village

 2  2  2  N/A

- ▶ Magnificent dual aspect drawing room
- ▶ Spacious well-appointed kitchen/breakfast room
- ▶ 60' south facing portico
- ▶ Shower room
- ▶ No onward chain
- ▶ Standing in approximately 3 acres of communal grounds
- ▶ Principal bedroom with en-suite shower room
- ▶ Second bedroom
- ▶ Share of freehold
- ▶ Garage and ample parking

Steeped in a rich legacy of English heritage, this elegant ground floor apartment exudes the charm and character of a bygone age, combined with the convenience and practicality of modern-day facilities.

Once inside the communal entrance hall you will immediately appreciate the high ceilings and sweeping staircase to the first floor. High ceilings are a key feature of the apartment reaching up to 14'7 in the magnificent drawing room. This room faces south and west with five huge windows adorned by integral wooden shutters. The kitchen/breakfast room is well appointed with a comprehensive range of cupboards, integrated appliances and a large central work island. There are two bedrooms and two modern shower rooms, one being en-suite to the principal bedroom. There is also an office/store room. Space and storage are in plentiful supply including built-in bedroom furniture and an attic accessed via the entrance hall.

Set in three acres of delightful communal grounds, the apartment has a private west patio and a garage in a courtyard to the rear of the building with an electric door.

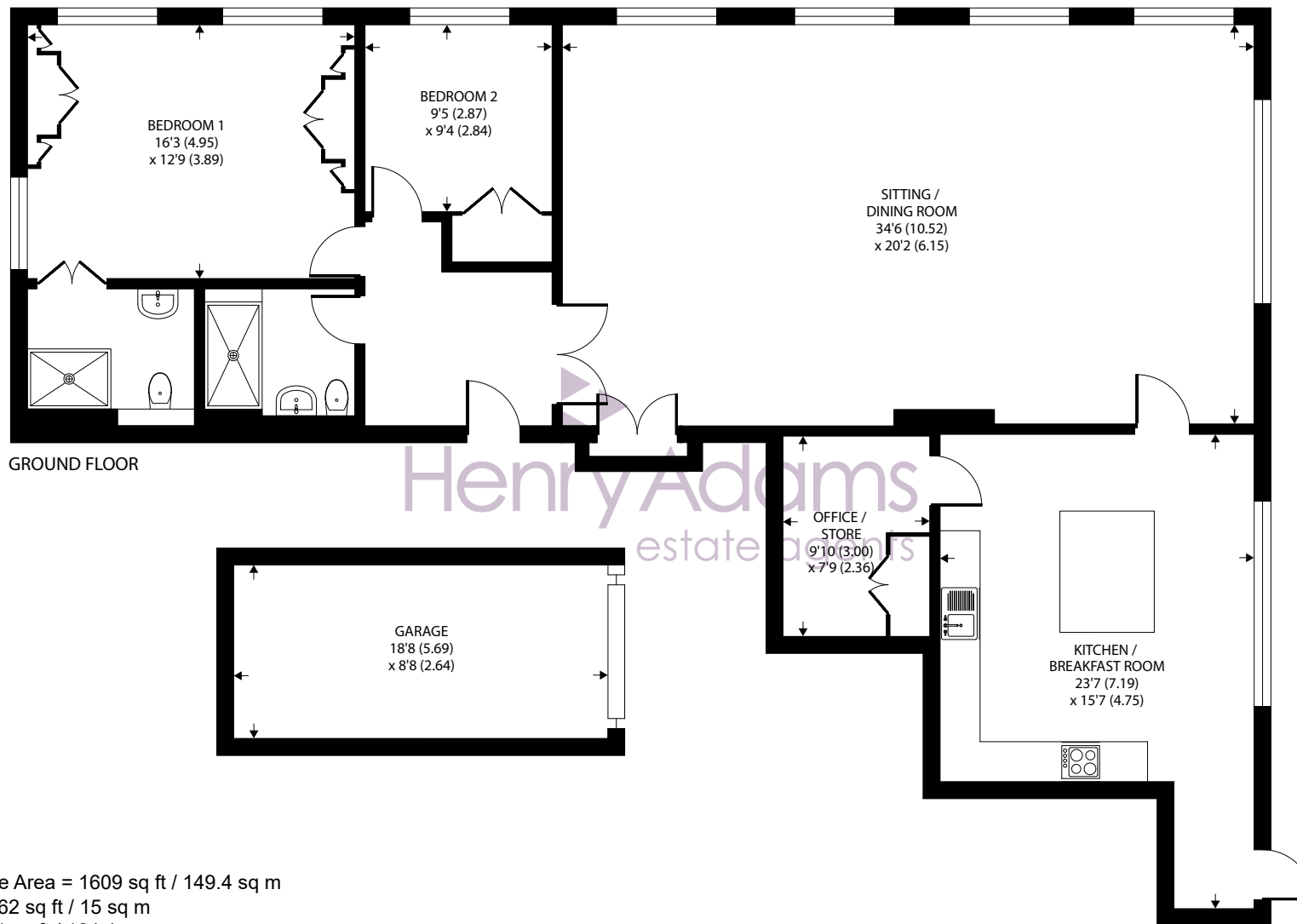
Lease 987 years from 16th July 1999. Ground Rent £50 per annum. Service Charge for year 2024-2025 £7,600.

Arun District Council - 24/25 Tax Band E £2,752.00









GROUND FLOOR

Henry Adams
estate agents

Approximate Area = 1609 sq ft / 149.4 sq m
Garage = 162 sq ft / 15 sq m
Total = 1771 sq ft / 164.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

History

Walberton Park as we know it today, was built on the site of the former manor house site by Richard Prime, a descendant of Sir Samuel Prime, the King's ancient sergeant under George II. Prime employed the services of the eminent architect of the day, Sir Robert Smirke and his brother, who together designed the British Museum. The new house was influenced by Grecian architecture which was favoured during the Regency period (1800-1830). Evidence of this is expressed by the elegant portico with its tall slim fluted Doric columns spanning a full 60' across the southern elevation of this very special apartment. Subsequent owners include The Earl of Woolton who held a high Government office during World War II as Minister of Supply. The conversion into apartments was completed during the 1980's by Sir Graham Eyre who built a house for himself in the former kitchen garden.

Location

The village of Walberton has a thriving village community with interest groups and activities for all ages, as well as a range of local shops. A further range of shops can be found in nearby Barnham, as well as a mainline railway station to Brighton, Southampton, London Victoria and London Bridge. Walberton is also equidistant between Chichester and the historic town of Arundel. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, cinema, Pallant House Gallery and Festival Theatre. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

Upon entering the village of Walberton from the west, proceed along The Street and past the parade of shops. Turn right into Church Lane and the entrance to Walberton Park is on the left.

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